

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **August 20, 2007**

Members Present-

Aimee Webb-Acting Chairperson/Development Coordinator, Becky Howard-Deputy Clerk, Bob Kegan-Interim Building Official, Lee Hawkins-Attorney, Marie Keenum-911 Coordinator, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:02 p.m.

Approval of Minutes-

Mr. Stevens made a motion to approve the minutes from August 13, 2007. Mrs. Howard seconded the motion, and the motion carried.

New Business:

Cornerstone Community Baptist Church – Medium Development – Conceptual Review

Property Location: located ½ mile east of the Bushnell City limits on the south side of C-48/Bushnell

Lynn Kendrick, American Heritage Engineering of Florida, Inc., was present and requested conceptual approval to construct a 5,000 square foot church building with associated parking. Mrs. Webb stated this project was previously approved; however, the Special Use Permit (SUP) had expired. Mr. Kendrick stated all comments were received. Mrs. Webb noted the engineer's conceptual and engineering comments dated July 27, 2007, are on file and the applicant did receive a copy. Mrs. Webb's comments consisted of labeling the plans as conceptual/engineering, listing the property owner's contact information on the cover sheet, adding the zoning and land use for the adjacent parcels, correcting the front setbacks on the cover sheet, providing a driveway permit from Sumter County Public Works, designing the grass parking spaces to be no less than 12' X 24', providing setback lines on the plans, providing a stop sign/stop bar at the driveway exit, and labeling the building dimensions. Engineering comments consisted of providing the owner's address and telephone number on the plans, providing building ties to the property line, providing parking spaces at 10' X 20' unless a 7-foot overhang is provided, in which case the space may be reduced to 10' X 18', designing the grass parking spaces to be 12' X 24', providing a typical section for the unpaved access drive and paved turnout, providing traffic flow arrows, providing striping/signage on the plans, confirming the site distance at the project driveway, providing adjacent property land use and zoning information, providing an approval letter from Florida Power Corporation for the proposed construction activity, providing a driveway profile section showing the tie-in at the existing roadway, providing a drainage retention area/drainage documentation demonstrating compliance with the Sumter County Land Development regulations, providing Pre- and Post-Development flow

patterns, labeling the future parking area shown on sheet 6, correcting the verbiage of the drain field label on sheet 7, labeling the proposed plans for the existing well, and providing a copy of the Florida Department of Environmental Protection water system permit. The Engineering comments apply to both the Conceptual and Engineering plans and will be reflected on revised plans. Mrs. Webb stated Fire Services had no comments. Mr. Kegan, Mrs. Keenum, Mrs. Howard, and Mr. Hawkins had no comments. Mr. Stevens' comment consisted of providing the typical section for driveway construction on the plans and including the Department of Transportation standard drawing 514 and 515.

Mr. Stevens moved to recommend approval of the conceptual plan to the Zoning and Adjustment Board subject to all comments being addressed on revised plans. Mr. Kegan seconded the motion, and the motion carried.

Request for Site Permit Extensions

Ron Grant, Grant & Dzuro, submitted letters to Planning and Development requesting a one year extension on the following projects as construction has not commenced as of this date:

VOS – Kingfisher Executive Golf Course – Amberjack – Request for Site Permit Extension

Property location: Villages of Sumter District 8 – located south of Kingfisher Villas Courtyard on the west side of Pennecamp Drive

VOS – Kingfisher Executive Golf Course – Tarpon Boil – Request for Site Permit Extension

Property location: Villages of Sumter District 8 – located north of Unit 162 on the west side of Buttonwood Run

VOS – Apalachee Villas – Request for Site Permit Extension

Property location: Villages of Sumter District 8 – located north of Bayport Villas on the west side of Buttonwood Run

VOS – Unit 170 – Request for Site Permit Extension

Property location: Villages of Sumter District 8 – located south of Bayport Villas on the west side of Buttonwood Run

VOS – Bayport Villas – Request for Site Permit Extension

Property location: Villages of Sumter District 8 – located north of Unit 170 on the west side of Buttonwood Run

VOS – Cedar Key Villas – Request for Site Permit Extension

Property location: Villages of Sumter District 8 – located northeast of Bayport Villas on the west side of Buttonwood Run

Mrs. Keenum made a motion to extend the site permits for one year as requested by the applicant. The new site permits' expiration date will be August 22, 2008. Mr. Stevens seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mrs. Keenum seconded the motion, and the motion carried.

Meeting adjourned at 2:08 p.m.

The next meeting is scheduled for September 10, 2007.